063.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,900 / 973,900
					USE VALUE:	973,900 / 973,900
					ASSESSED:	973,900 / 973,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASHJIAN CRAIG/ TRUSTEE
Owner 2:	TASHJIAN REALTY TRUST
Owner 3:	
Street 1:	99 WASHINGTON ST
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02481 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2644 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6128.000	546,300	4,900	422,700	973,900
Total Card	0.141	546,300	4,900	422,700	973,900
Total Parcel	0.141	546,300	4,900	422,700	973,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.34 | /Parcel: 368.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40752
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,300	4900	6,128.	422,700	973,900	973,900	Year End Roll	12/18/2019
2019	104	FV	404,000	4900	6,128.	392,500	801,400	801,400	Year End Roll	1/3/2019
2018	104	FV	404,000	4900	6,128.	392,500	801,400	801,400	Year End Roll	12/20/2017
2017	104	FV	378,300	4900	6,128.	344,200	727,400	727,400	Year End Roll	1/3/2017
2016	104	FV	378,300	4900	6,128.	314,000	697,200	697,200	Year End	1/4/2016
2015	104	FV	336,100	4900	6,128.	277,800	618,800	618,800	Year End Roll	12/11/2014
2014	104	FV	336,100	4900	6,128.	262,700	603,700	603,700	Year End Roll	12/16/2013
2013	104	FV	350,100	4900	6,128.	250,000	605,000	605,000		12/13/2012

!5495!

PRINT

Date	Time
12/10/20	20:22:54

LAST REV

Date	Time
10/28/19	15:26:15

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5495

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASHJIAN LUCY	27785-428		10/21/1997	Family	99	No	No		Lucy A Tashjian dod 10/17/2019 Craig Tachjia

USER DEFINED

Prior Id # 1:	40752
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	946	Re-Roof	11,000	C				
11/25/2008	1454	New Wind	14,375					put vent in shower

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2019	Mail Update	MM	Mary M
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/6/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6128		Sq. Ft.	Site		0	70.	0.99	12									422,689						422,700	

Total AC/HA:	0.14068	Total SF/SM:	6128	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	422,689	Spl Credit		Total:	422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04712558
Const Adj.:	0.98500049
Adj $ / SQ:	175.341
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671074
Depreciation:	124820
Depreciated Total:	546254

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

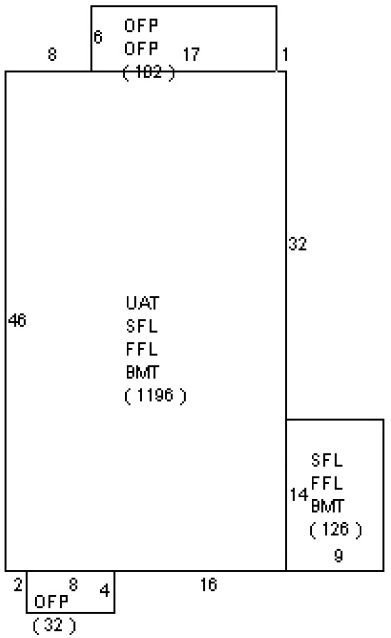
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.34
Special Features:	0	Val/Su Net:	121.37
Final Total:	546300	Val/Su SzAd	206.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,322	52.600	69,540
FFL	First Floor	1,322	175.340	231,801
SFL	Second Floor	1,322	175.340	231,801
UAT	Upper Attic	299	70.140	20,971
OFP	Open Porch	236	23.140	5,461

Net Sketched Area:	4,501	Total:	559,574

Size Ad	2644	Gross Are	5398	FinArea	2644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900